



## 20A Annecy Court

St. Josephs Field, Taunton, Somerset, TA1 3TE

James  
Gray

ESTATE AGENTS

A spacious, elegant and beautifully presented ground floor apartment attractively situated in this stunning Grade II\* listed building, set within gated and well tended grounds, only a short walk from the town centre. No onward chain.



### Key features

- Former show flat
- Sitting room overlooking the Victorian Cloisters
- Well appointed kitchen/breakfast room and utility room
- Bedroom 1 with built in wardrobes and en suite shower room
- Bedroom 2 with built in wardrobes. Bath/shower room
- High ceilings and large windows providing light and airy accommodation
- Numerous built-in cupboards providing excellent storage
- Large and well maintained park like grounds
- Designated parking space and visitors' parking
- Stunning tucked away location close to the town centre

### Services

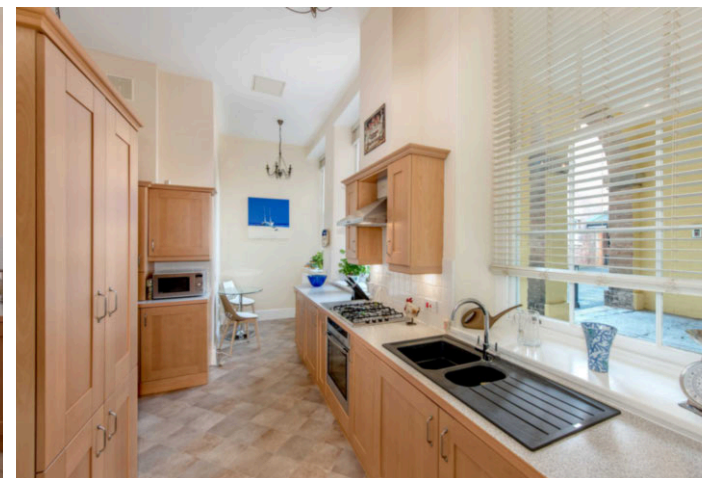
All mains services connected. Gas fired central heating

### Leasehold

999 year lease issued in 2005 (Approx, 981 years remaining)

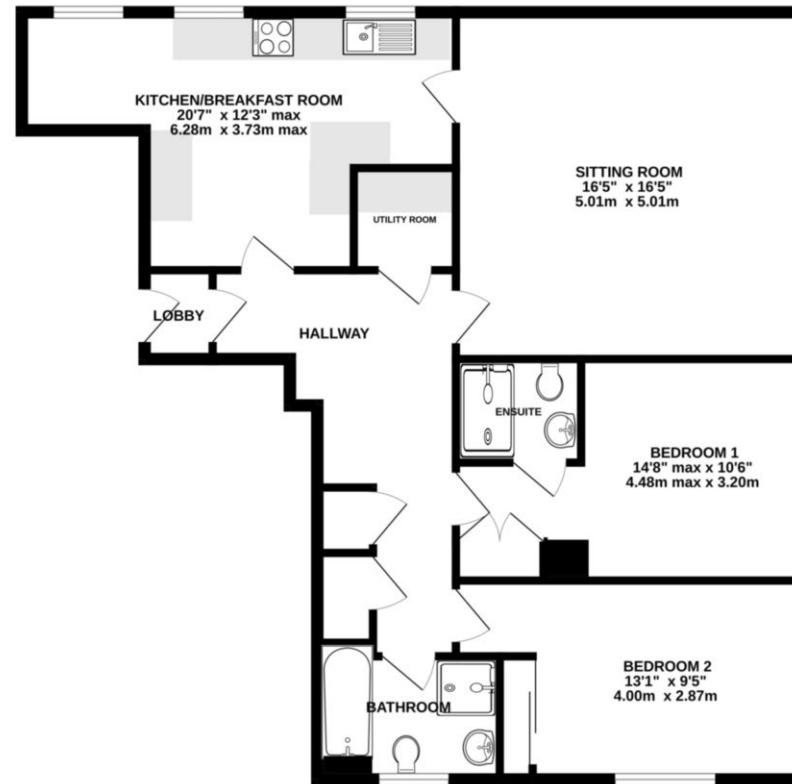
### Outgoings

Council Tax Band D. Maintenance charges (awaiting verification)





GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN  
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James  
Gray

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